149.0	0006	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	729,400 / 729,400
					USE VALUE:	729,400 / 729,400
					ASSESSED:	729,400 / 729,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DWYER ANDREA
Owner 2:	
Owner 3:	
Street 1:	94 QUINCY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DURHAM JEREMY & ALICIA -
Owner 2:	-
Street 1:	94 QUINCY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1932 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4716.000	336,000	400	393,000	729,400
Total Card	0.108	336,000	400	393,000	729,400
Total Parcel	0.108	336,000	400	393,000	729,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.54 /Parcel: 377.54

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 98478

GIS Ref

GIS Ref

Insp Date 06/27/18

!11681!

PREVIOUS ASSESSMENT

Parcel ID 149.0-0006-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	336,000	400	4,716.	393,000	729,400		Year end	12/23/2021
2021	101	FV	325,900	400	4,716.	393,000	719,300		Year End Roll	12/10/2020
2020	101	FV	326,000	400	4,716.	393,000	719,400	719,400	Year End Roll	12/18/2019
2019	101	FV	247,400	400	4,716.	393,000	640,800	640,800	Year End Roll	1/3/2019
2018	101	FV	255,400	0	4,716.	348,100	603,500	603,500	Year End Roll	12/20/2017
2017	101	FV	255,400	0	4,716.	292,000	547,400	547,400	Year End Roll	1/3/2017
2016	101	FV	255,400	0	4,716.	292,000	547,400	547,400	Year End	1/4/2016
2015	101	FV	241,400	0	4,716.	252,700	494,100	494,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:55:25

LAST REV

Date	Time
06/23/21	14:04:23
mmcmakin	

PAT ACCT. 11681

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DURHAM JEREMY &	77535-44	1	4/16/2021		990,000	No	No		
TAMBOR PATRICK	57181-183		7/22/2011		545,000	No	No		
ROCHE ANDREW	27863-49		11/12/1997		226,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2014	343	Siding	19,525					
12/2/2013	1750	Manual	9,900	C				
9/30/1999	645	Alterati	8,000					REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2021	SQ Mailed	MM	Mary M
6/27/2018	MEAS&NOTICE	HS	Hanne S
6/16/2014	External Ins	PC	PHIL C
2/6/2014	Info Fm Prmt	EMK	Ellen K
7/2/2012	Measured	MM	Mary M
10/22/2011	MLS	EMK	Ellen K
10/27/2008	Meas/Inspect	345	PATRIOT
12/7/1999	Mailer Sent		
11/17/1999	Measured	268	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98478
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4716		Sq. Ft.	Site		0	70.	1.19	8									393,038						393,000	

Total AC/HA:	0.10826	Total SF/SM:	4716	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	393,038	Spl Credit		Total:	393,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28946400
Const Adj.:	0.98000199
Adj $ / SQ:	164.278
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412783
Depreciation:	76778
Depreciated Total:	336006

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

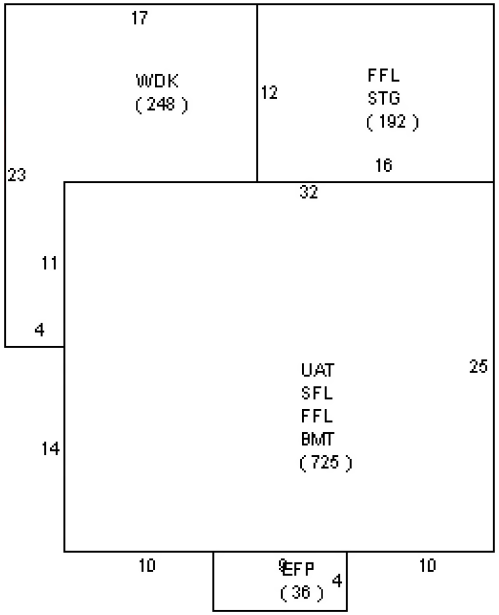
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.28
Special Features:	0	Val/Su Net:	111.11
Final Total:	336000	Val/Su SzAd	204.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	917	164.280	150,643
BMT	Basement	725	55.590	40,304
SFL	Second Floor	725	164.280	119,102
WDK	Deck	248	9.830	2,438
STG	Storage	192	6.900	1,325
UAT	Upper Attic	181	65.710	11,910
EFP	Enclos Porch	36	71.150	2,561
	Net Sketched Area:	3,024	Total:	328,283
Size Ad	1642	Gross Area	3568	FinArea 1932

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0006-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X10	A	AV	2000	6.00	T	15.2	101			400			400
2	Frame Shed	D	Y	1	4X8	A	AV	2014	0.00	T	4	101						

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400